

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S Marriottville Road,
1009.78 N. of Marriottville Rd.
2nd Election District
3rd Councilmanic District
Mt. Zion Faith Apostolic Church
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-394-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception for a Community Care (Convalescent Home), as more particularly described on Petitioner's Exhibit #1.

The Petitioner, by Reverend Edith Wilson, appeared, testified, and was represented by Daniel J. Bartolini, Esquire. Also appearing on behalf of the Petition was Gene Goldberg of Kennedy, Porter and Associates, Consulting Engineers. There were no Protestants.

The evidence and testimony in the record tends to indicate that the subject property, zoned R.C.5, consists of 19.5 acres and is improved with one single family dwelling unit. The subject site is located approximately 600 feet off of Marriottville Road in the northwestern section of Baltimore County.

Testimony indicated that the Petitioner proposes using the property as a community care facility for needy individuals in need of convalescent care.

Testimony indicated that the Petitioner wishes to operate this convalescent home for purposes of helping individuals associated with the church. The Petitioner is requesting that the Special Exception be granted for twelve individuals. The testimony also indicates that the exterior of the subject residential dwelling will not be changed and that only minor interior changes to the original dwelling unit need take place.

The testimony and evidence presented by the Petitioner and its expert witnesses tend to clearly establish that the requirements of Section 502.1 of

the Baltimore County Zoning Regulations (B.C.Z.R.) have been or would be complied with by this Special Exception use.

The issues in a Special Exception case are whether or not the requirements of Section 502.1 of the B.C.Z.R. have been successfully established by the Petitioner. The case law clearly establishes that "the appropriate standard to be used in determining whether a requested Special Exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use, proposed at the particular location would have any adverse effect above and beyond those inherently associated with such a Special Exception use irrespective its location within the zone." Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 at 1327 [1981].

The Petitioner had the burden of adducing testimony which would show that this Special Exception use meets the prescribed standards and requirements of the B.C.Z.R. If the Petitioner can affirmatively establish those requirements, there is no necessity upon the Petitioner to establish that the proposed use would be a benefit to the community. The Petitioner must establish that the proposed Special Exception use will be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest.

Therefore, the Petitioner must show to the satisfaction of the Zoning Commissioner that the proposed use will be conducted without any real detriment to the general public and the health, safety, and general welfare of the community.

In fact, the Petitioner has shown that the proposed use would be conducted without any real detriment to the community and would not adversely affect the public health, safety, and general welfare. The evidence tends to show that the presently existing structure can adequately house the proposed Special Exception community care center and would not adversely impact the community any more than any other small community care building would within the R.C.5 Zone.

Pursuant to the advertisement, posting of property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Special Exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of April, 1988, that the Petition for Special Exception for a community care center be and is hereby GRANTED from and after the date of this order, subject, however, to the following restrictions which are conditions precedent to the Petitioner's continued use of the Special Exception:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall comply with all Zoning Plans Advisory Committee comments as set forth herein and made a part hereof.
- 3) The Special Exception granted herein shall be for only ten (10) individuals/convalescents.
- 4) The Petitioner shall operate the facility as a community care center and not as a nursing home or Convalescent Home in accordance with the requirements as set forth in the B.C.Z.R.

J. Robert Haines
Zoning Commissioner of Baltimore County

JRH:cer

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for COMMUNITY CARE (CONVALESCENT HOME).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
Edith Wilson	Edith Wilson
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Ralph Askins
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
Daniel J. Bartolini	10518 Marriottville Rd. 922-8524
(Type or Print Name)	Address Phone No.
Signature	Randallstown, Maryland 21133
Address	City and State
Baltimore, Maryland 21201-4450	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Daniel J. Bartolini
Attorney's Telephone No: 301-752-1230	Name
	9 W. Mulberry St. 752-1230
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of April, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of April, 1988, at 10 o'clock a.m.

Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: _____

Mr. Edith Wilson and Mr. Ralph Askins
Mt. Zion Faith Apostolic Church
10518 Marriottville Rd.
Randallstown, Maryland 21133

Re: Petition for Special Exception
Case number: 88-394-X
N/S Marriottville Road, 1009.78 N Marriottville Road
2nd Election District - 3rd Councilmanic District
Petitioners: Mt. Zion Faith Apostolic Church
HEARING SCHEDULED: MONDAY, MARCH 21, 1988 at 10:00 p.m.

Dear Mr. Wilson and Mr. Askins:

Please be advised that \$750 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50573

vs.

DATE _____ AMOUNT \$ _____

RECEIVED FROM _____

FOR _____

NEE Stoner of ny

VALIDATION OR SIGNATURE OF CASHIER

MCA
MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

19.5148 ACRE PARCEL

LOT 5, "KLEIN PROPERTY"

NORTHEAST SIDE OF MARRIOTTVILLE ROAD AT HERNWOOD ROAD

SECOND ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Marriottville Road, as widened and as shown on the plat of "Klein Property" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 39, page 96, at the distance of 356.53 feet, as measured N 53° 00' 00" W along said northeast side of Marriottville Road from the point shown and designated "172" on said plat, said beginning point being at the dividing line between Lots 4 and 5, as shown on said plat, running thence binding on said northeast side of Marriottville Road, (1) N 53° 00' 00" W 12.00 feet, thence along the dividing line between Lots 3 and 5, as shown on said plat, four courses: (2) N 37° 00' 00" E 155.98 feet, (3) N 27° 30' 00" E 394.41 feet, (4) N 31° 20' 44" E 422.30 feet, and (5) N 58° 35' 50" W 209.98 feet, thence binding on a part of the

outline of said "Klein Property" six courses: (6) N 42° 30' 00" E 51.80 feet to a 3/4 inch pipe, (7) N 02° 00' 00" W 282.15 feet, (8) N 83° 00' 00" W 1358.21 feet to a 1/2 inch pipe, (9) N 28° 00' 00" E 538.28 feet to a stone, (10) S 74° 40' 40" E 1530.63 feet to a stone marked "No. 3", and (11) S 55° 33' 00" E 40.14 feet to the beginning of the land conveyed by Charles A. Klein and wife to Bankers Trust Company and others by Deed dated March 3, 1961 and recorded among the aforementioned Land Records in Liber W.J.R. 3818, page 302, thence binding reversely on the last line of said last mentioned land and binding also on the east line of the right of way of the Susquehanna Transmission Company of Maryland, as shown on said plat, (12) S 01° 44' 00" E 622.21 feet, thence binding on a part of the southeast outline of said "Klein Property", (13) S 24° 00' 00" W 164.74 feet, thence along the aforementioned dividing line between Lots 4 and 5 four courses: (14) N 58° 35' 50" W 236.00 feet, (15) S 31° 20' 44" W 421.88 feet, (16) S 27° 30' 00" W 395.00 feet, and (17) S 37° 00' 00" W 156.97 feet to the place of beginning.

Containing 19.5148 acres of land.

HGW:m1

J.O. #01-60066
W.O. #13866-C

June 23, 1976

MCA
MCA ENGINEERING CORPORATION

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

JAN 21 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case number: 88-394-X
N/S Marriottville Road, 1009.78 N Marriottville Road
2nd Election District - 3rd Councilmanic District
Petitioners: Mt. Zion Faith Apostolic Church
HEARING SCHEDULED: MONDAY, MARCH 21, 1988 at 10:00 p.m.

Special Exception: Community Care (convalescent home)
(FOR SNOW DATE, CALL 494-3391)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45738

A permit may be issued within 10 days will, however, entertain during this period for good lived in this office by the date

DATE _____ AMOUNT \$ _____

RECEIVED FROM _____

FOR _____

VALIDATION OR SIGNATURE OF CASHIER

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

88-395-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
7th day of January, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Mt. Zion Faith Apostolic Church
Petitioner's Attorney: Daniel J. Bartolini, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 3, 1988

OWINGS MILLS TIMES,

Susan Stuedemann
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-394-X

District: 2nd
Posted for: Special Exception
Petitioner: Mt. Zion Faith Apostolic Church
Location of property: N.S. of Marriottsville Rd. 1009.78' N. of Marriottsville Rd.
Location of signs: Location sign North side of Marriottsville Rd. and entrance sign at subject property and sign at front of subject property.

Remarks: See notes
Date of return: 3-4-88
Number of signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 3, 1988

THE JEFFERSONIAN,

Susan Stuedemann
Publisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: February 29, 1988

P. David Fields
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-394-X

Assuming compliance with County requirements, this office is not opposed to the granting of the subject request.

P. David Fields
P. David Fields
Director of Planning and Zoning

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

April 26, 1988



Dennis F. Rasmussen
County Executive

Mr. Daniel J. Bartolini
Attorney at Law
9 W. Mulberry Street
Baltimore, Maryland 21201-4450

RE: Petition for Special Exception
N/S Marriottsville Road
(10518 Marriottsville Road)
2nd Election District; 3rd Councilmanic District
Mt. Zion Faith Apostolic Church - Petitioner
Case No. 88-349-X

Dear Mr. Bartolini:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Special Exception has been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:ccr

cc: People's Counsel

File

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, EDITH CLAYTON WILSON and RALPH ASKINS, hereby designate and appoint Daniel J. Bartolini, Esquire, as their attorney-at-law and to represent them in all matters pertaining to their Petition for Special Exception filed on or about December 8, 1987.

Dated: 10 Dec 87

Edith Clayton Wilson
Edith Clayton Wilson

Dated: 10 Dec 87

Ralph Askins
Ralph Askins

00012

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
March 11, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Daniel J. Bartolini
Attorney at Law
9 W. Mulberry Street
Baltimore, Maryland 21201-4450

Item No. 215 - Case No. 88-395-X
Petitioner: Mt. Zion Faith Apostolic Church
Petition for Special Exception

Dear Mr. Bartolini:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:ccr

Enclosures

cc: Kennedy, Porter & Associates
2319 Maryland Avenue
Baltimore, MD 21218

RE: PETITION FOR SPECIAL EXCEPTION - BEFORE THE ZONING COMMISSIONER
N/S Marriottsville Rd., 1009.78' N of Marriottsville Rd., 2nd Election District; 3rd Councilmanic District
Mt. Zion Faith Apostolic Church, Case No. 88-394-X
Petitioner

RECEIVED
MAR 8 1988

ZONING OFFICE

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Daniel J. Bartolini, Esquire, 9 W. Mulberry St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 215, Zoning Advisory Committee Meeting of December 22, 1987

Property Owner: Mt. Zion Faith Apostolic Church

Location: N/S Marriottsville Rd. 1009.78' N. of Marriottsville Rd.

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Bureau of Air Quality Management is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpool, hot tub, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- Soil percolation tests, have been conducted, must be conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the possibility of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Other: Soils evaluation, upgrading and necessary repairs to sewage disposal system will be required. System is currently failing and overflowing.

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

January 11, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Mt. Zion Faith Apostolic Church

Location: N/S Marriottsville Rd., 1,009.78' N. of Marriottsville Road

Item No.: 215

Zoning Agenda: Meeting of 12/22/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/s/

Kenneth M. Murray
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

IMPORTANT NOTICE

December 27, 1988



Dennis F. Rasmussen
County Executive

To: Property Owner
Edith Clayton Wilson
Ralph Askins
10518 Marriottsville Road
Randallstown, MD 21133

Attorney
Daniel J. Bartolini, Esquire
9 West Mulberry Street
Baltimore, MD 21201-4450

RE: Automatic Expiration of Special
Exception for Community Care Center
Case #88-394-X
Location: N/S Marriottsville Road
Election District: 2nd
Granting Date: 4/25/88
Expiration Date: 4/25/93

Please be advised, pursuant to Section 502.5.1 Baltimore County Zoning Regulations (attached), the above referenced Special Exception will automatically expire unless a renewal is granted in accordance with this Section.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

scj

cc: file

502.5⁴⁵—In addition to consideration of the requirements imposed generally on the issuance of special exceptions by Section 502.1 of these regulations, the following special requirements, regulations and limitations shall apply to and be effective with regard to special exceptions which may be issued under these regulations, viz: [Bill No. 142, 1979.]

1. Any special exception or renewal thereof granted for a community care center under the authority of these regulations shall be for the limited duration of five years and shall thereafter be of no further force and effect, unless, no later than three months prior to the expiration of such special exception application is filed for renewal [Bill No. 142, 1979.]
2. Any special exception or renewal thereof granted for a boarding house or rooming house under the authority of these regulations shall be for the limited duration of three years and shall thereafter be of no further force and effect, unless, no later than three months prior to the expiration of such special exception, application is filed for renewal. As a condition to utilization of said special exception, or renewal thereof, the petitioner shall make, keep, and preserve accurate occupancy records and information, including the names, social security numbers, and dates of occupancy of roomers and boarders, and shall make such records and information available to the fire department, police department and other appropriate governmental agencies. [Bill No. 44, 1982.]
3. Applications for renewal shall be heard by the Zoning Commissioner as in the case of an original petition except that additional testimony and competent evidence shall be presented pertaining to applicant's standard of performance of the requirements imposed in the original order or any renewal order. Such renewal order, if granted, may impose new or amended conditions as may be appropriate. [Bill No. 142, 1979; No. 44, 1982.]

502.5⁴⁵—Bill No. 167, 1980 does not affect the validity of any order granting a special exception for an office or office building pursuant to Subsection 1802.1. Any such special exception may be used in accordance with both the applicable provisions of these regulations and the zoning classification of the property in effect at the time of the grant of such special exception provided construction is started prior to the expiration date of such special exception and provided the zoning classification at the time construction is started is either D.R. 16, R.O., O-1 or O-2. [Bill No. 167, 1980.]

5-11



kennedy, porter & associates, inc.
consulting engineers

2319 maryland ave. • Baltimore, md. 21218, 301-467-1845

LETTER OF TRANSMITTAL

Date: 11/21/88 File Code: 87-182
Attention: J. Robert Haines
Re: Mt Zion Faith Apostolic Church

GENTLEMEN:

WE ARE SENDING YOU

- ☐ Shop Drawings
☐ Copy of letter

- ☒ Attached
☐ Prints

- ☐ Under separate cover via _____ the following items:
☐ Plans ☐ Samples ☐ Specifications

COPIES	DATE	DESCRIPTION
2	3	Site & Building Plans need for final approval of Special Exception 88-394-X
		Jim Tread this case
		Carl

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ No Exception Taken ☐ Revise & Resubmit
☐ For your use ☐ Rejected ☐ Submit Specified Item
☐ As requested ☐ Make Corrections Noted
☐ For review and comment

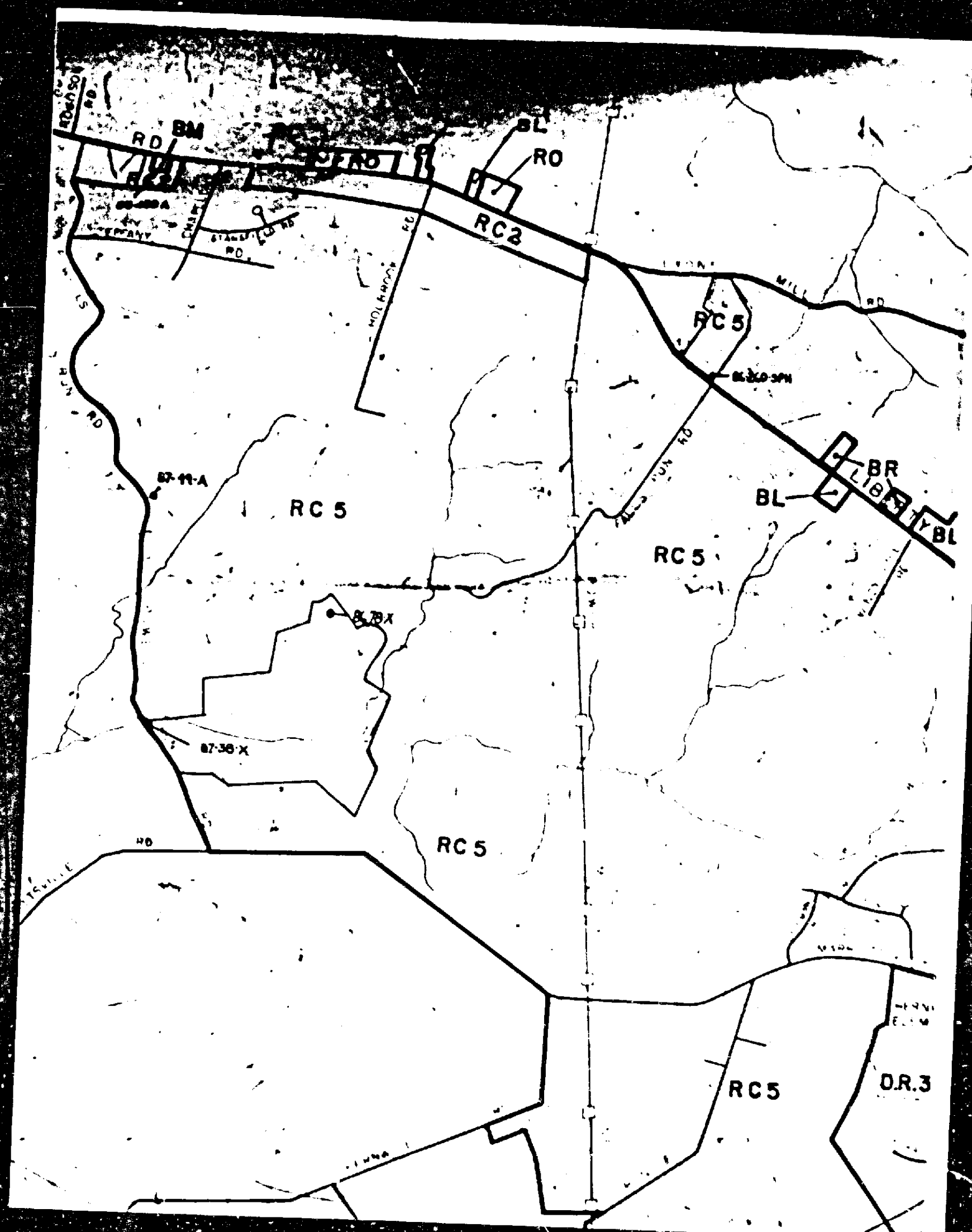
REMARKS

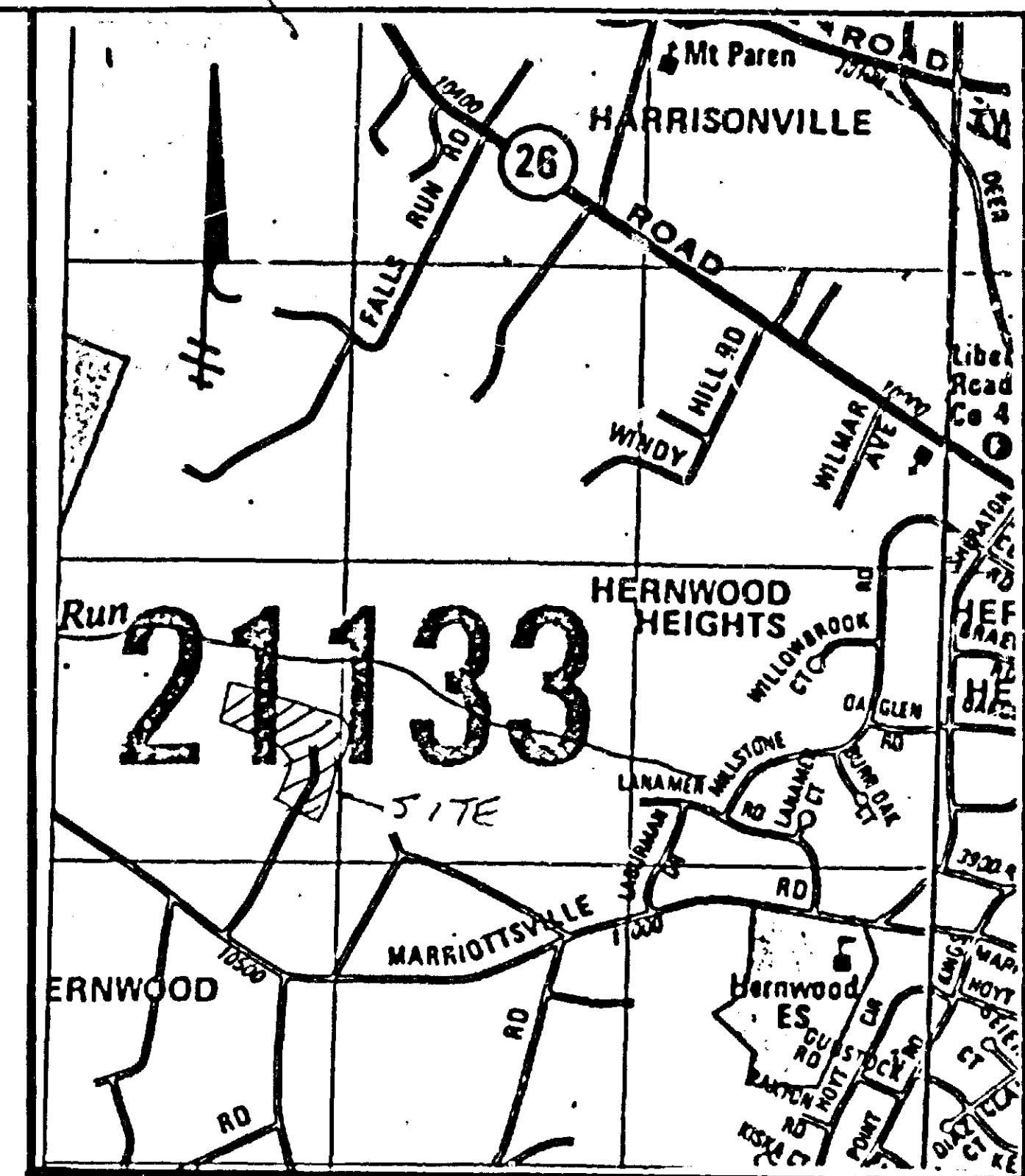
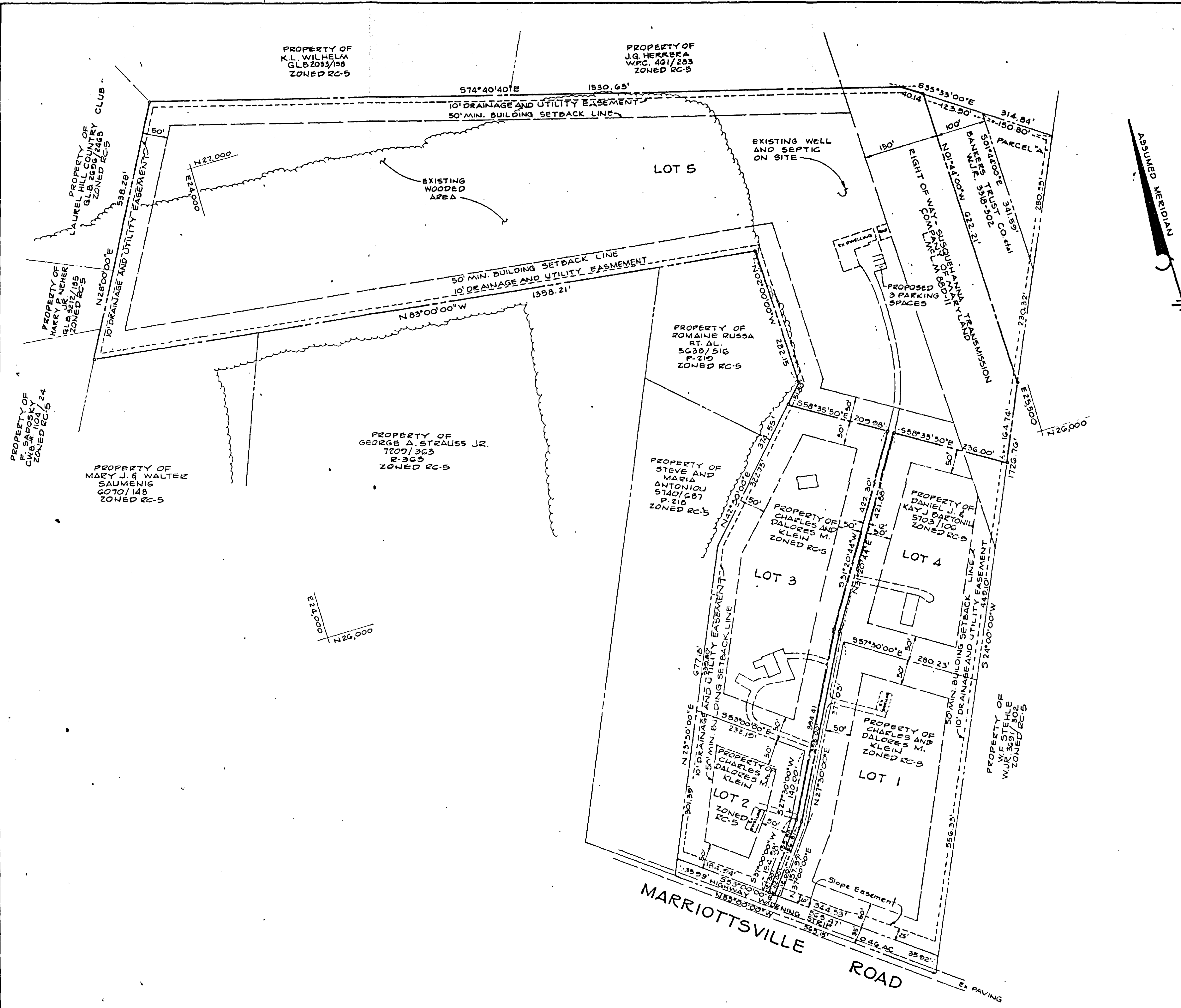
Sorry about the length of time
Fire Department was held up

COPY TO:

SIGNED:

If enclosure are not as noted, kindly notify us at once.





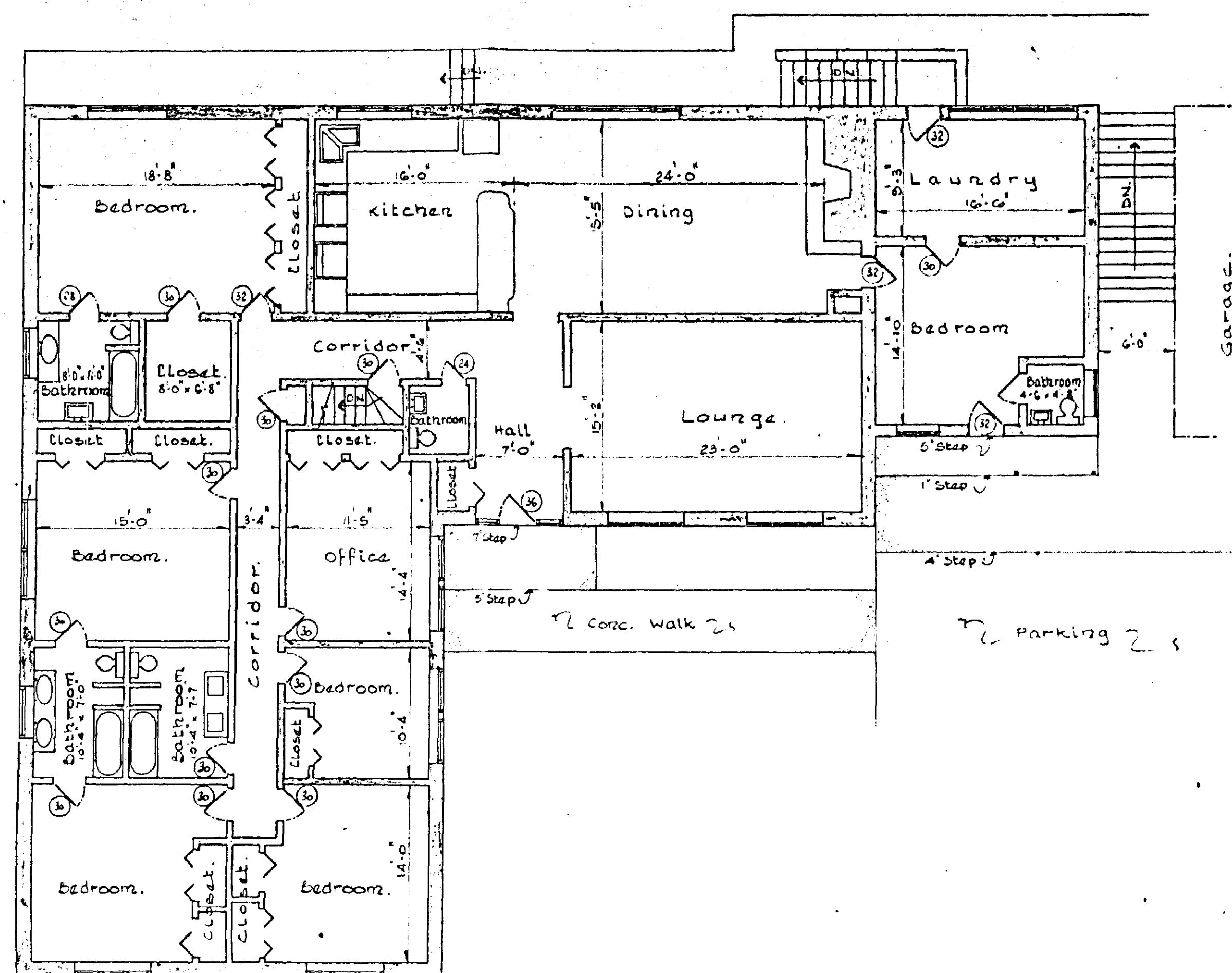
~ VICINITY MAP ~
SCALE 1" = 1000'

~ GENERAL NOTES ~

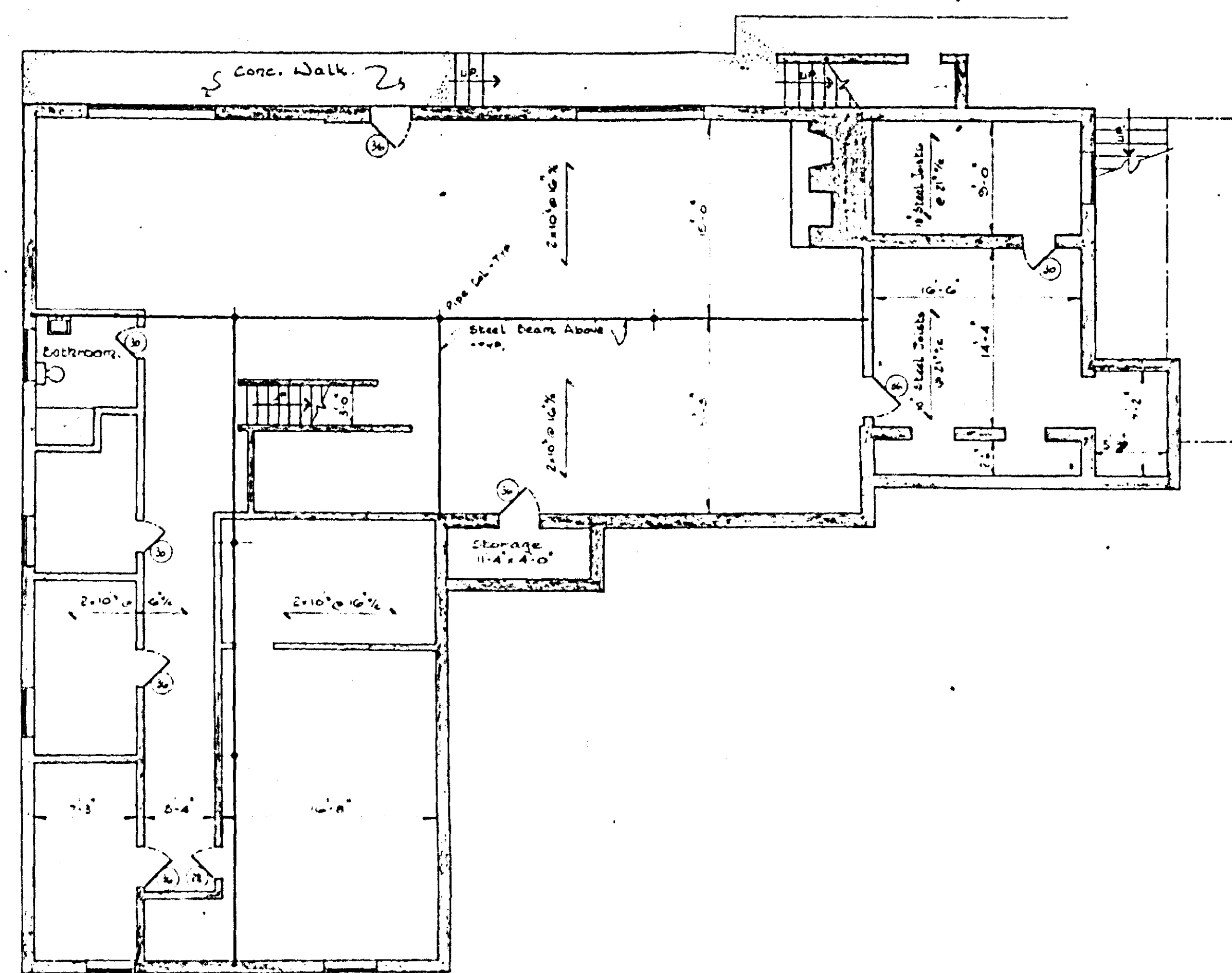
1. PROPERTY ZONED RC-5
2. NET AREA 19.51 ACRES OR 842,856± SQ. FT.
3. EXISTING HOME BUILDING TO BE RENOVATED TO HOUSE: 12 PEOPLE - ZONING EXCEPTION ALLOW A MAXIMUM OF 15 PEOPLE FOR DOMICILIARY CARE FACILITY.
4. PARKING REQUIRED:
1.0 SPACES PER 10 BEDS = 2 PARKING SPACES (9'x20')
5. PARKING PROVIDED:
A.1 HANDICAP PARKING SPACE (12'x20')
B.2 PARKING SPACES (9'x20')
6. ELECTION DISTRICT: 2
7. COUNCILMANIC DISTRICT: 3
8. CENSUS TRACT: 311
9. WATER SHED: 30
10. SUB-SEWER SHED: 80
11. EXISTING USE - WOODED AREA AND OPEN VEGETATION SURROUNDING HOUSE
12. PROPOSED USE - WOODED AREA AND OPEN VEGETATED AREA SURROUNDING PROPOSED USE WITH 3 PARKING SPACES PROVIDED.
13. THE COORDINATES SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.

PETITIONER'S EXHIBIT 1

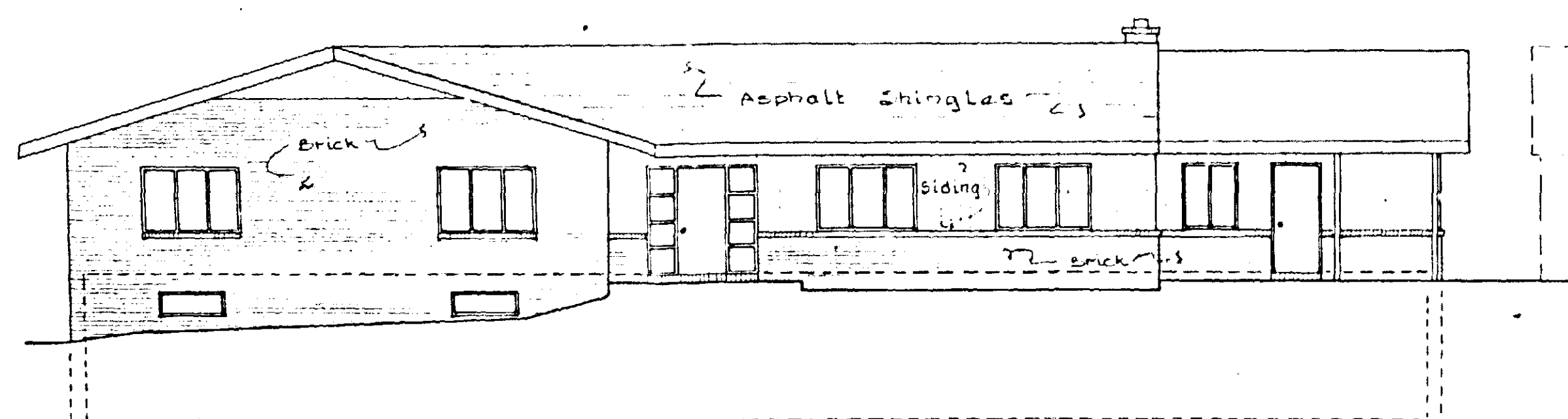
drawn by	date	revisions	<h2 style="margin: 0;">SITE PLAN</h2>	KPA JOB NO. 87-182 (301) 467-1645	<p>SCALE 1" = 100'</p>	<p>RENOVATION</p> <p>MOUNT ZION FAITH APOSTOLIC CHURCH</p> <p>10518 MARRIOTTSTVILLE ROAD</p> <p>RANDALLSTOWN, MARYLAND 21133</p> <p>DOMICILIARY CARE HOME/CONVALESCENT HOME</p>	date
designed by				<p>Kennedy, porter & associates</p> <p>consulting engineers</p> <p>baltimore, maryland</p> <p>2319 MARYLAND AVENUE</p> <p>BALTIMORE, MARYLAND 21218</p>			sheet
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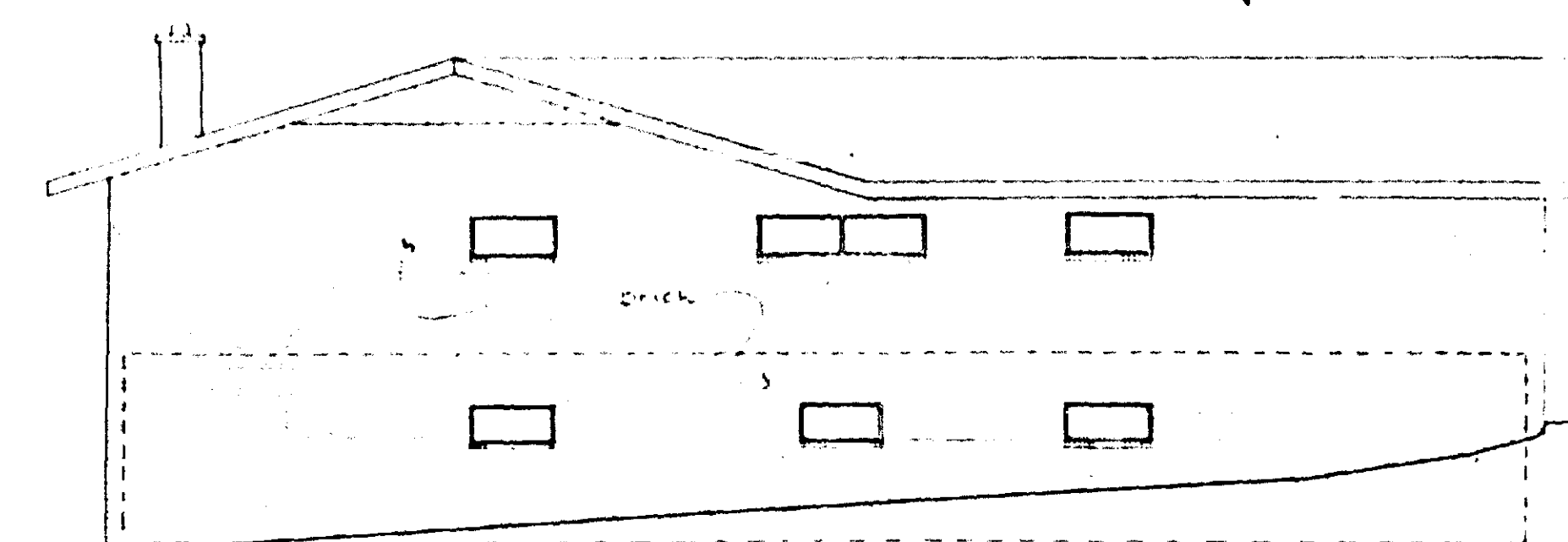
Plan - First Floor. Scale: 1/8" = 1'-0"
(Door Swings Indicated Thus: ())



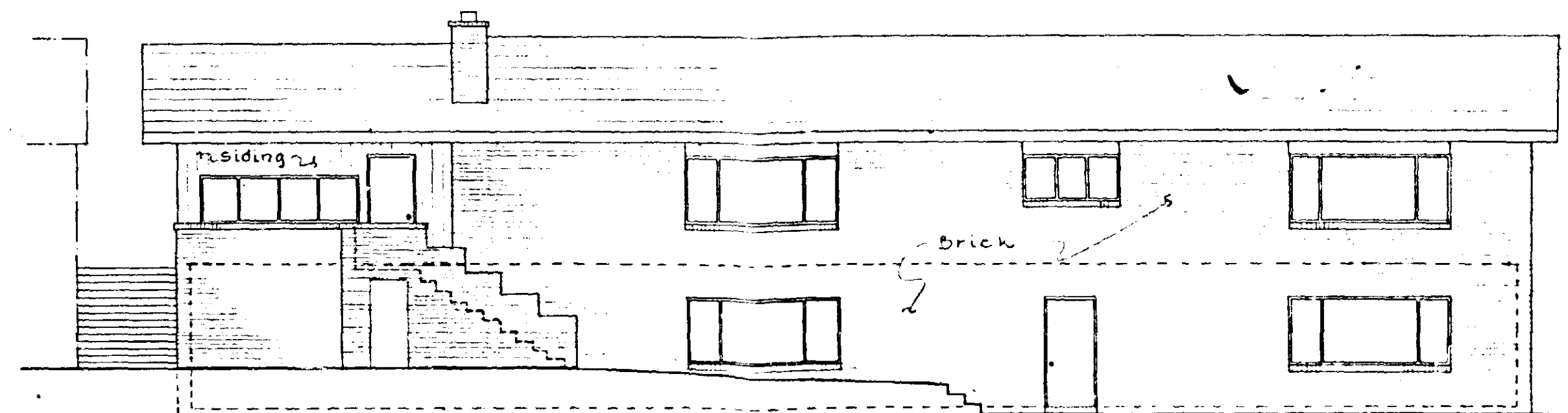
Plan - Basement. Scale: 1/8" = 1'-0"



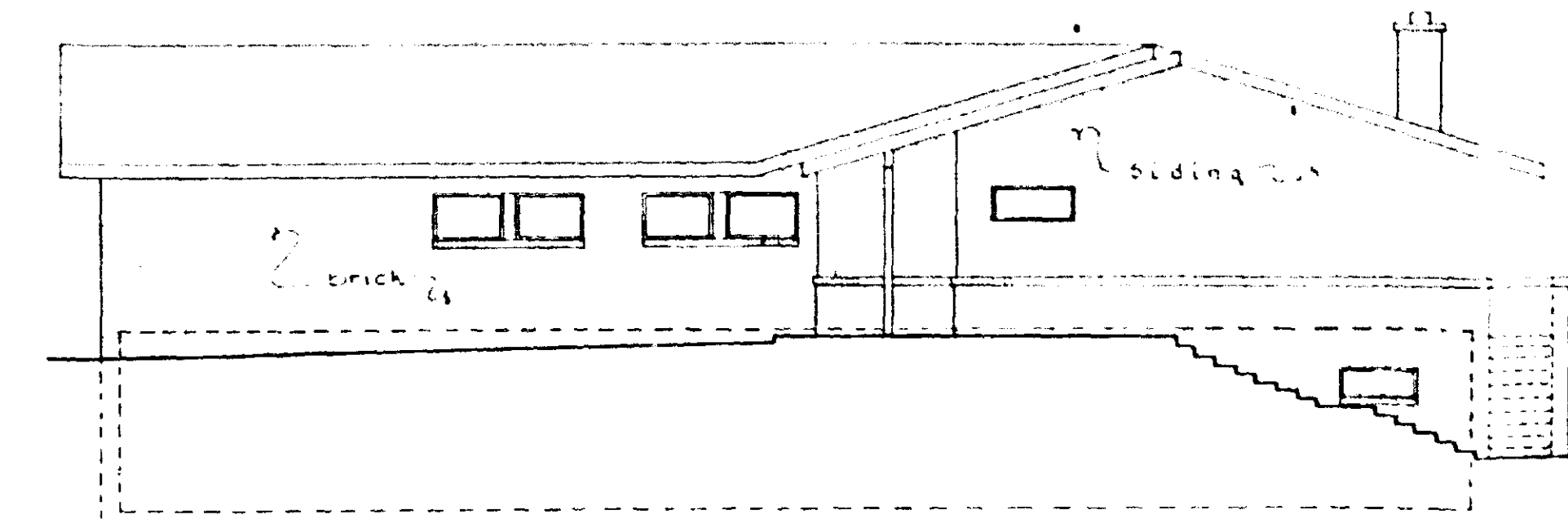
South Elevation Scale: 1/8" = 1'-0"



West Elevation Scale: 1/8" = 1'-0"



North Elevation Scale: 1/8" = 1'-0"



East Elevation Scale: 1/8" = 1'-0"

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EXISTING BUILDING CONDITIONS.

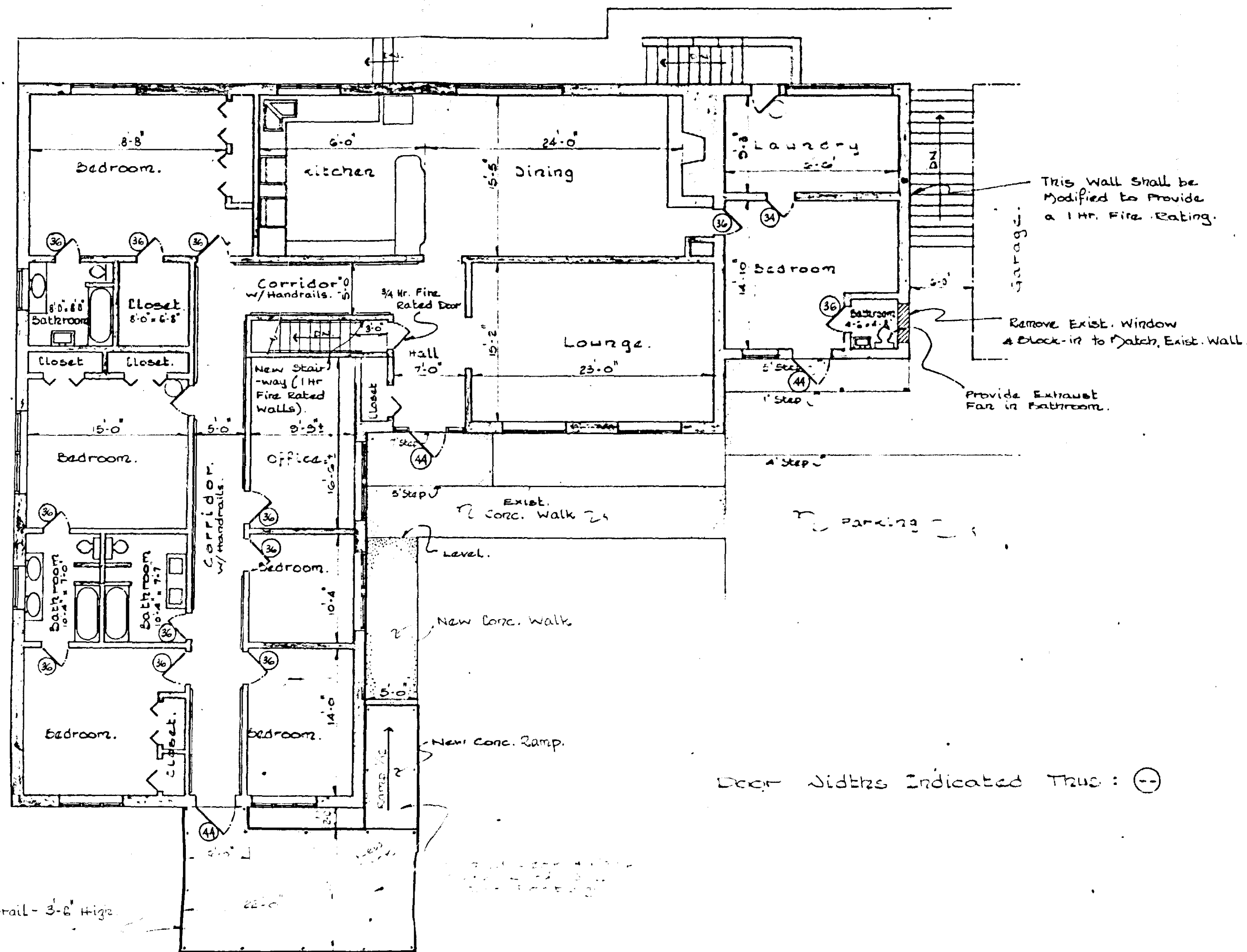
Kennedy, Porter & Associates
consulting engineers
Baltimore, Maryland



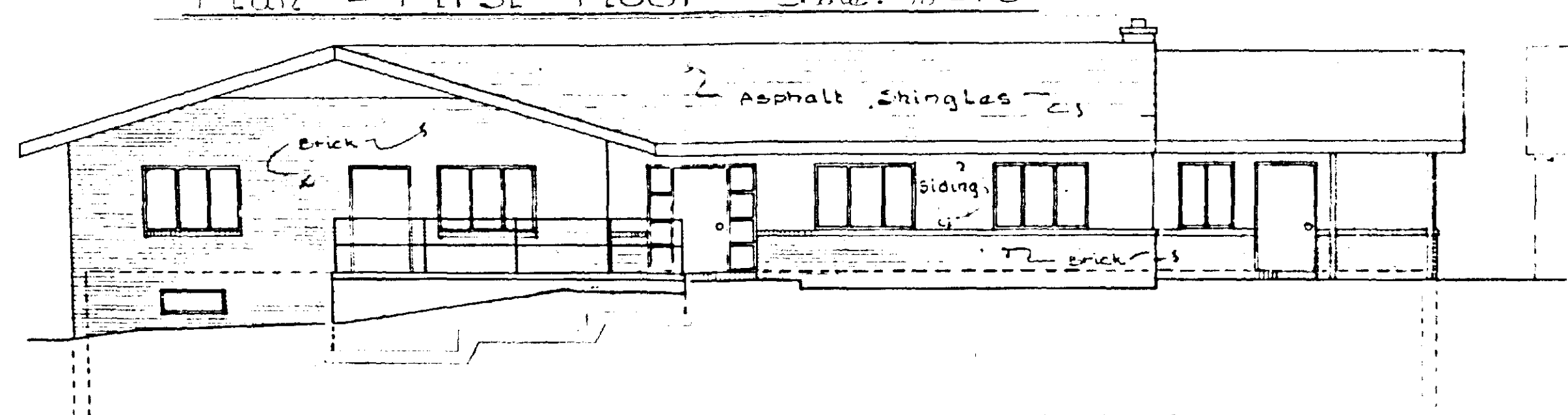
RENOVATION
MOUNT ZION FAITH APOSTOLIC CHURCH
10518 MARRIOTTSTVILLE ROAD
RANDALLSTOWN, MARYLAND 21133
DOMICILIARY CARE HOME / CONVALESCENT HOME

TAX ACCOUNT NO 17-00-007518-02

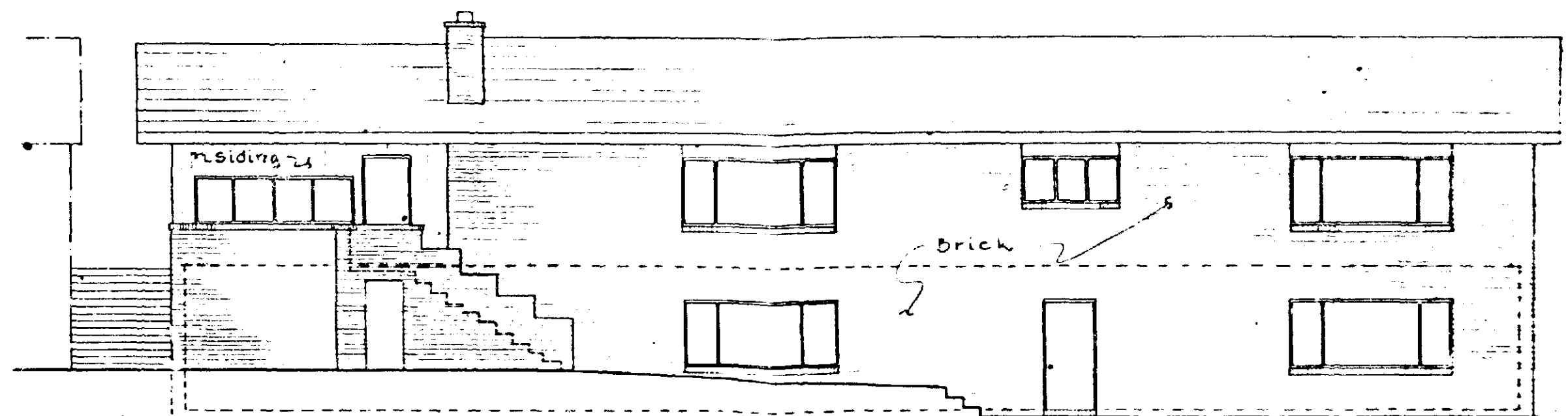
Date
OCT. 1988
Sheet
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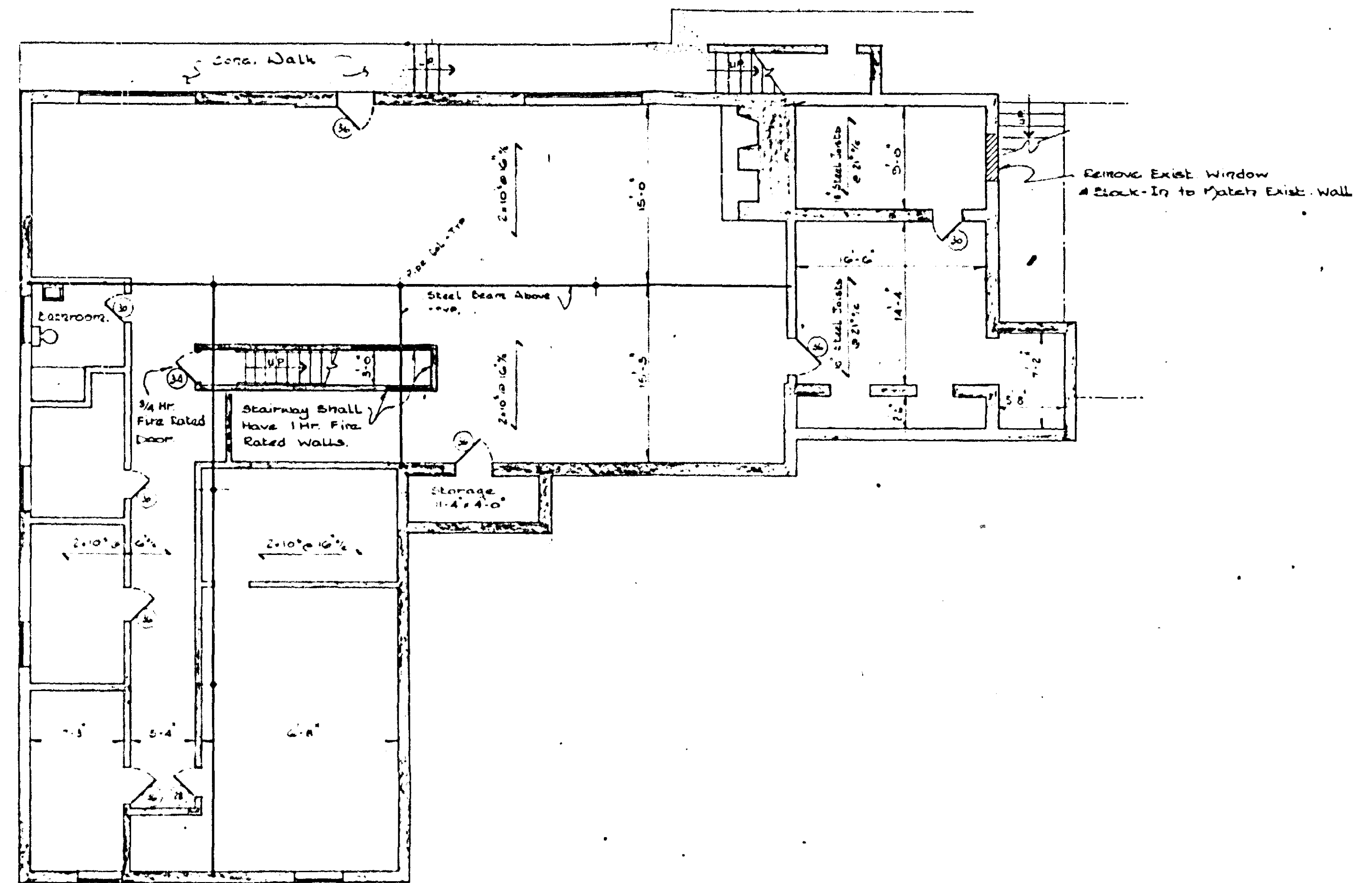
Plan - First Floor Scale: 1/8" = 1'-0"



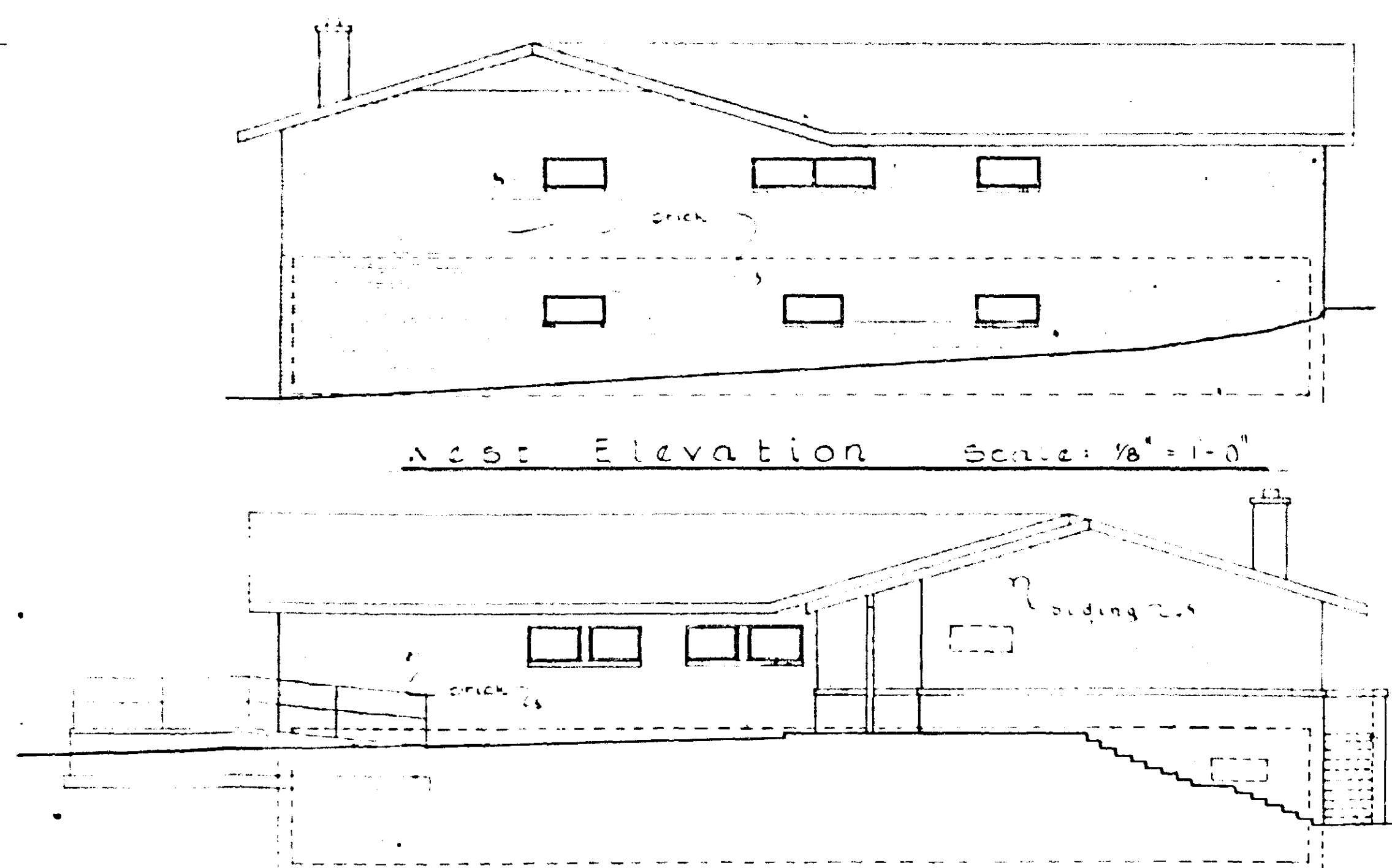
South Elevation Scale: 1/8" = 1'-0"



North Elevation Scale: 1/8" = 1'-0"



Plan - Basement Scale: 1/8" = 1'-0"



East Elevation Scale: 1/8" = 1'-0"

NOTES

1. PROPOSED USE GROUPS OF BUILDING:
FIRST FLOOR: DOMICILIARY CARE HOME (CODE OF MARYLAND REGULATIONS).
GROUP I-1 (BOCA).
SUPERVISORY CARE FACILITY (LIFE SAFETY CODE).
BASEMENT: GROUP R-3 (BOCA).
ONE AND TWO - FAMILY DWELLING (LIFE SAFETY CODE).
2. THE BUILDING SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
3. A ELECTRICALLY SUPERVISED, MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE INSTALLED.
4. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED ADJACENT TO AS WELL AS IN KITCHEN LAUNDRY AND HEATING ROOMS.
5. THE FIRST FLOOR SHALL BE PROVIDED WITH AN EMERGENCY LIGHTING SYSTEM.
6. APPROVED AUTOMATIC SMOKE DETECTORS SHALL BE INSTALLED IN THE FIRST FLOOR CORRIDORS AT A MAXIMUM SPACING OF 30'.
7. ALL FIRST FLOOR EXIT DOORS SWING OUTWARD AND SHALL PROVIDE A MINIMUM CLEARANCE OF 44 INCHES BETWEEN VERTICAL FRAMES, AND A MINIMUM CLEARANCE OF 6'-6" BETWEEN THE FLOOR AND THE HORIZONTAL UPPER FRAME. SLEEPING ROOM AND BATHROOM EGRESS DOORS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES. ALL OTHER FIRST FLOOR DOORS SHALL HAVE A MINIMUM WIDTH OF 34 INCHES.
8. EXIT LIGHTS, ON A SEPARATE ELECTRICAL CIRCUIT, SHALL BE PROVIDED AT ALL FIRST FLOOR EXIT DOORS.
9. HANDRAILS SHALL BE PROVIDED IN ALL FIRST FLOOR CORRIDORS.
10. GRAB RAILS SHALL BE PROVIDED AT ALL LAVATORIES, WATER CLOSETS, SHOWERS AND BATHTUBS ON THE FIRST FLOOR.

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checked by:		

PROPOSED MODIFICATIONS.

Kennedy, Porter & Associates
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Baltimore, Maryland

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